

Small Town, MA: Master Plan



Existing downtown area is underutilized but has tremendous revitalization potential for current residents.



Revisions to Zoning Ordinance in this district will allow for top-of-the-shop housing to expand allowable uses.



Traditional Neighborhood Development techniques will be codified to help establish a second village center anchor in the growth corridor.

Master Plan Goals:

1. Encourage the use of Open Space Residential Design to connect existing greenspace throughout new residential development.
2. Preserve existing farmland through the use of Transfer of Development Rights and Agricultural Preservation.
3. Revitalize existing Village Center.
4. Establish new Village Center at the opposite end of identified growth corridor.



Revise Zoning Bylaw to ensure OSRD techniques are applied to forest areas with significant development potential.



Prime agricultural lands will be rezoned for one unit per 10 acres coupled with the ability to transfer development rights at one unit per two acres.

Legend

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| | Urban Core Area | | Urban Collector Streets |
| | Green Space Opportunity | | Commuter Rail Line |
| | Local Bus Stops | | Local Bus Route |
| | Housing Opportunity | | |